

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Mt. Baker/ Seward Park - 81

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 805

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$139,200	\$264,200	\$403,400	\$440,700	91.5%	17.80%
2006 Value	\$155,600	\$272,100	\$427,700	\$440,700	97.1%	17.73%
Change	+\$16,400	+\$7,900	+\$24,300		+5.6%	-0.07%
% Change	+11.8%	+3.0%	+6.0%		+6.1%	-0.39%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.07% and -0.39% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$168,100	\$269,400	\$437,500
2006 Value	\$188,200	\$277,200	\$465,400
Percent Change	+12.0%	+2.9%	+6.4%

Number of one to three unit residences in the Population: 4978

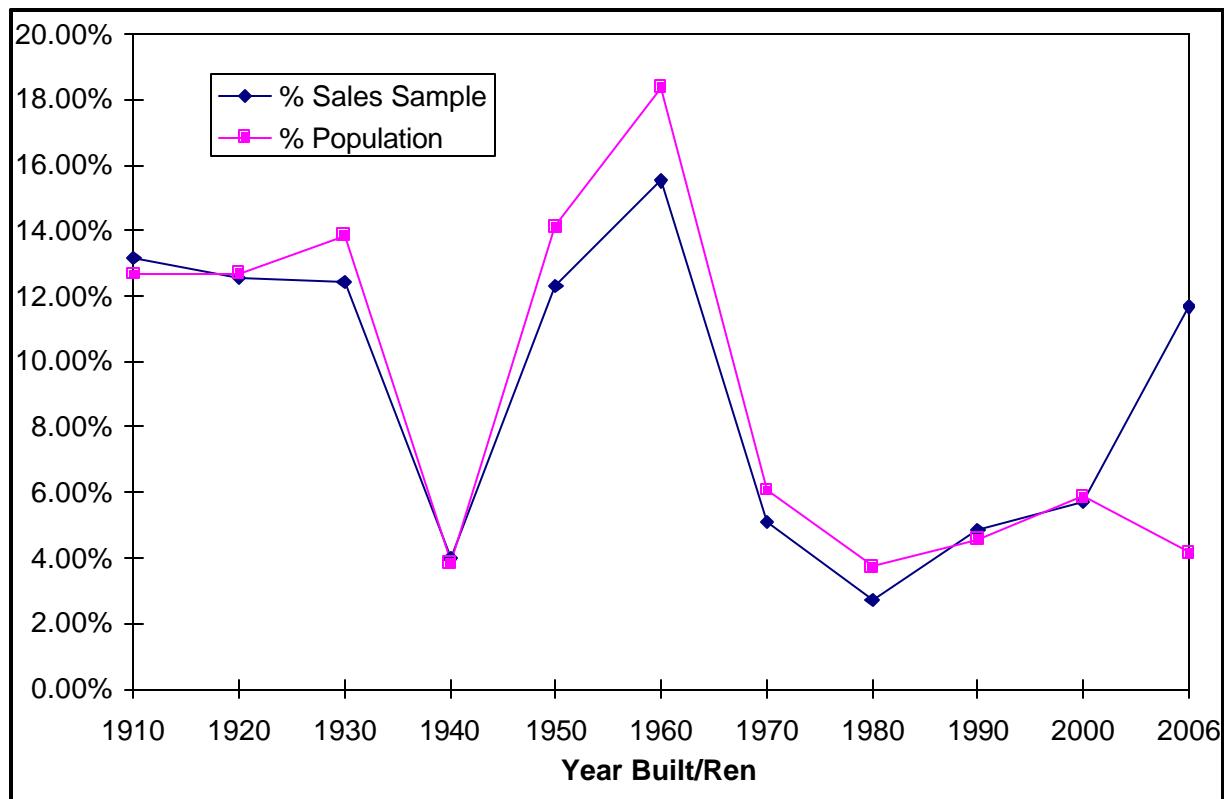
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 6 improvements had lower average ratios than other grade improvements. This formula adjusts these values upward more than others, thus improving equalization. New Year Built Improvements (Year Built >2000) had higher average ratios than other year built improvements. This formula adjusts these values upward less than others, thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	106	13.17%
1920	101	12.55%
1930	100	12.42%
1940	32	3.98%
1950	99	12.30%
1960	125	15.53%
1970	41	5.09%
1980	22	2.73%
1990	39	4.84%
2000	46	5.71%
2006	94	11.68%
	805	

Population		
Year Built/Ren	Frequency	% Population
1910	631	12.68%
1920	632	12.70%
1930	690	13.86%
1940	192	3.86%
1950	703	14.12%
1960	915	18.38%
1970	302	6.07%
1980	186	3.74%
1990	228	4.58%
2000	292	5.87%
2006	207	4.16%
	4978	

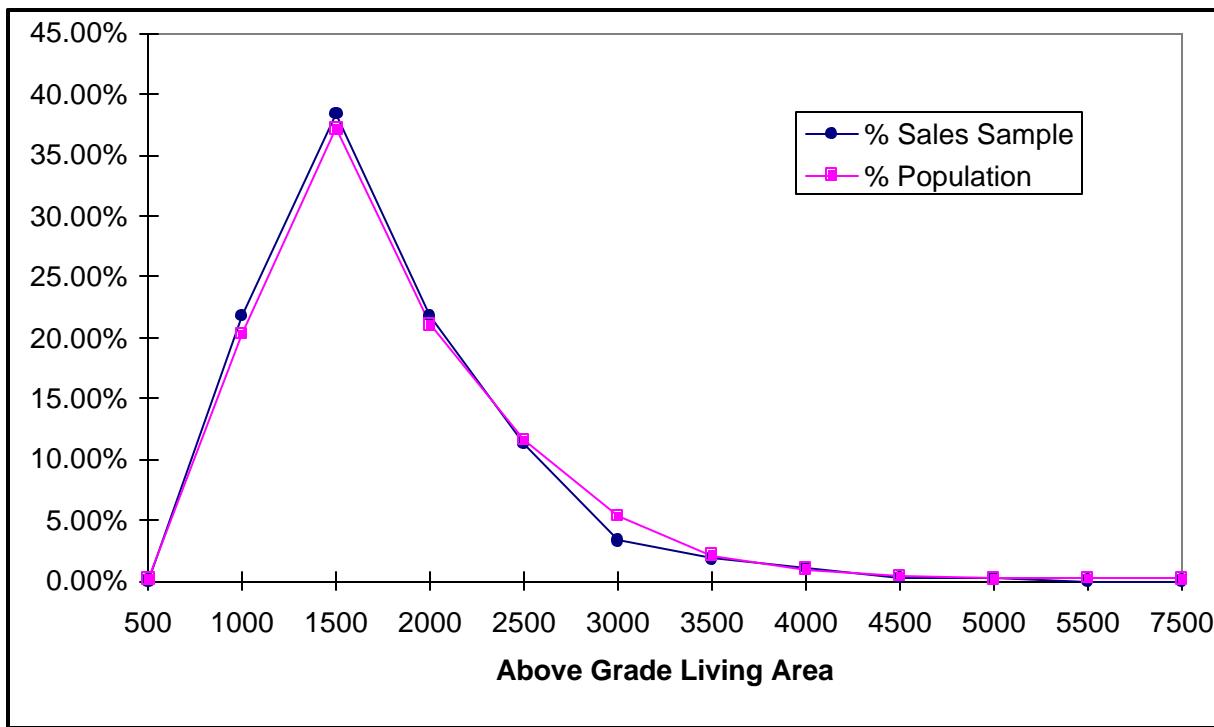


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	175	21.74%
1500	309	38.39%
2000	175	21.74%
2500	91	11.30%
3000	27	3.35%
3500	15	1.86%
4000	9	1.12%
4500	2	0.25%
5000	2	0.25%
5500	0	0.00%
7500	0	0.00%
	805	

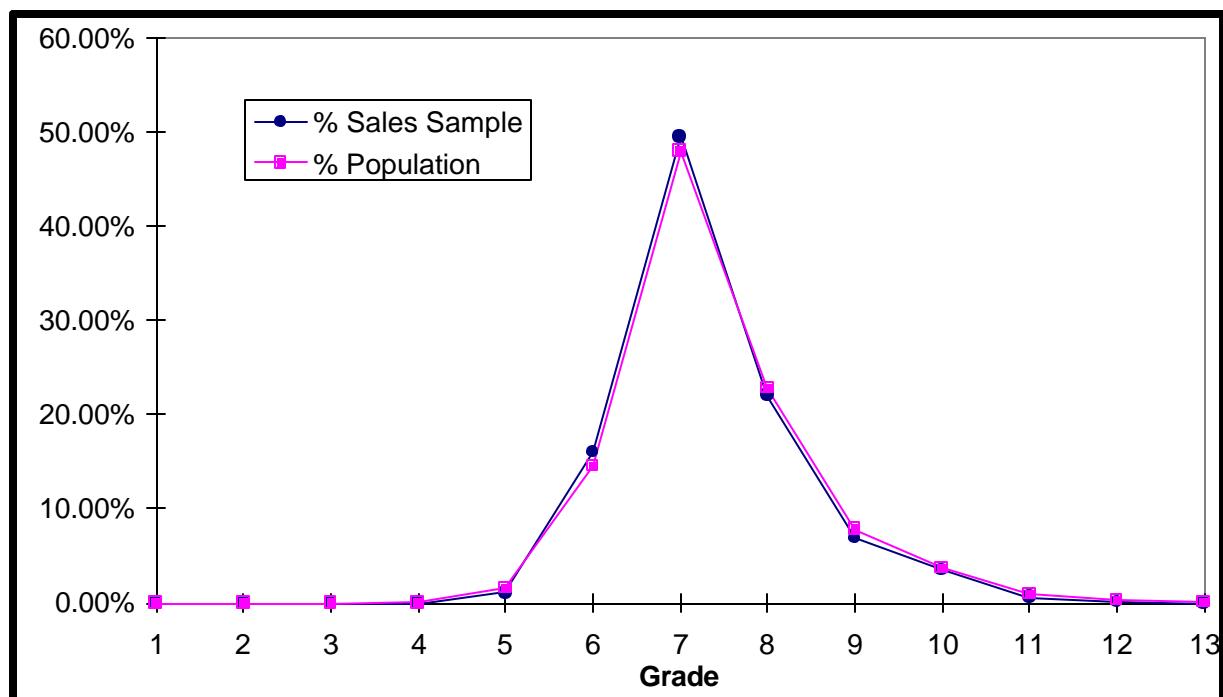
Population		
AGLA	Frequency	% Population
500	9	0.18%
1000	1012	20.33%
1500	1849	37.14%
2000	1049	21.07%
2500	577	11.59%
3000	267	5.36%
3500	108	2.17%
4000	49	0.98%
4500	22	0.44%
5000	11	0.22%
5500	13	0.26%
9500	12	0.24%
	4978	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

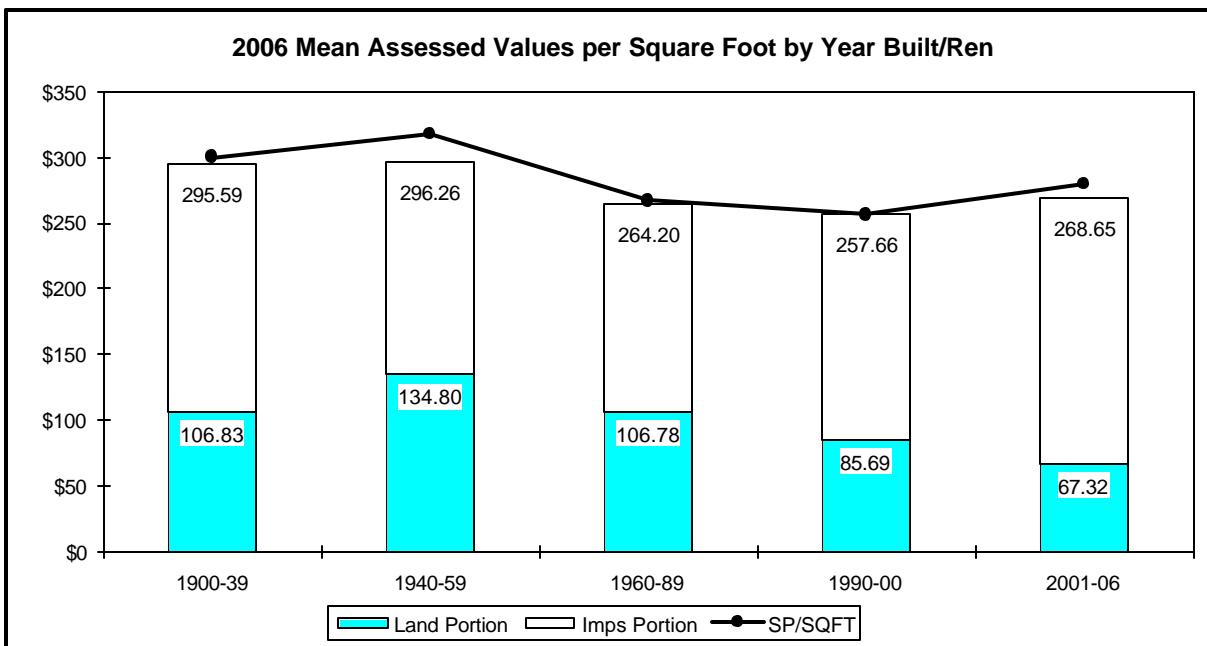
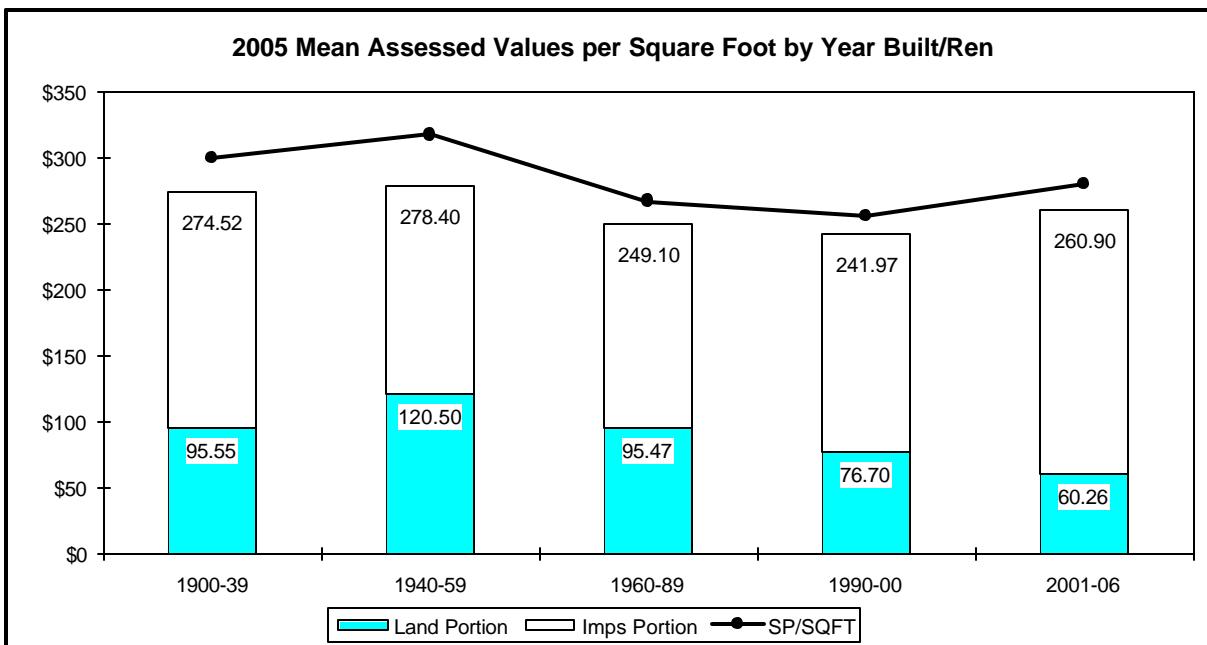
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	1	0.02%
5	9	1.12%	5	78	1.57%
6	129	16.02%	6	726	14.58%
7	399	49.57%	7	2391	48.03%
8	178	22.11%	8	1139	22.88%
9	56	6.96%	9	390	7.83%
10	28	3.48%	10	185	3.72%
11	5	0.62%	11	49	0.98%
12	1	0.12%	12	15	0.30%
13	0	0.00%	13	4	0.08%
	805			4978	



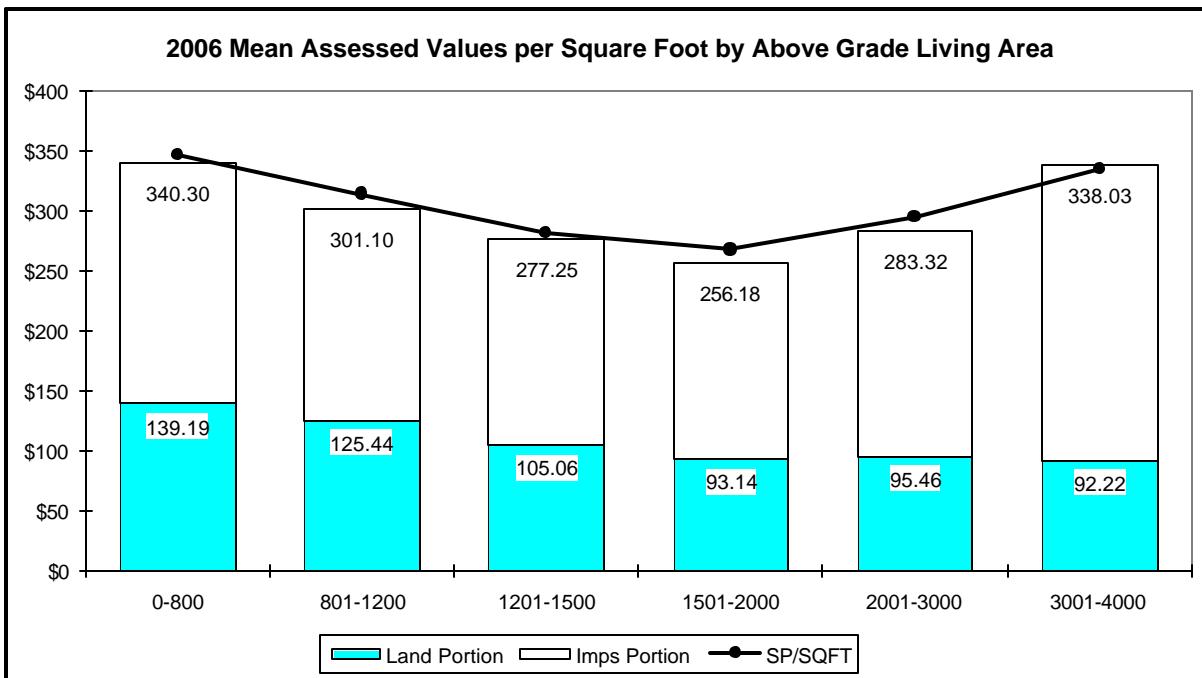
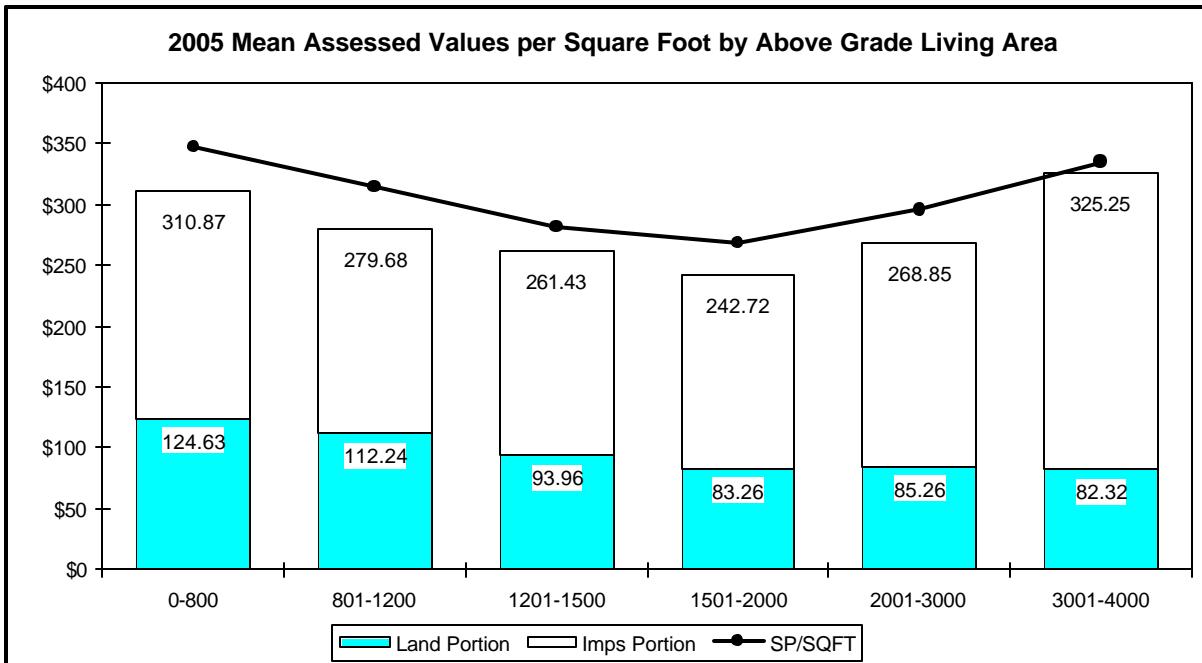
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



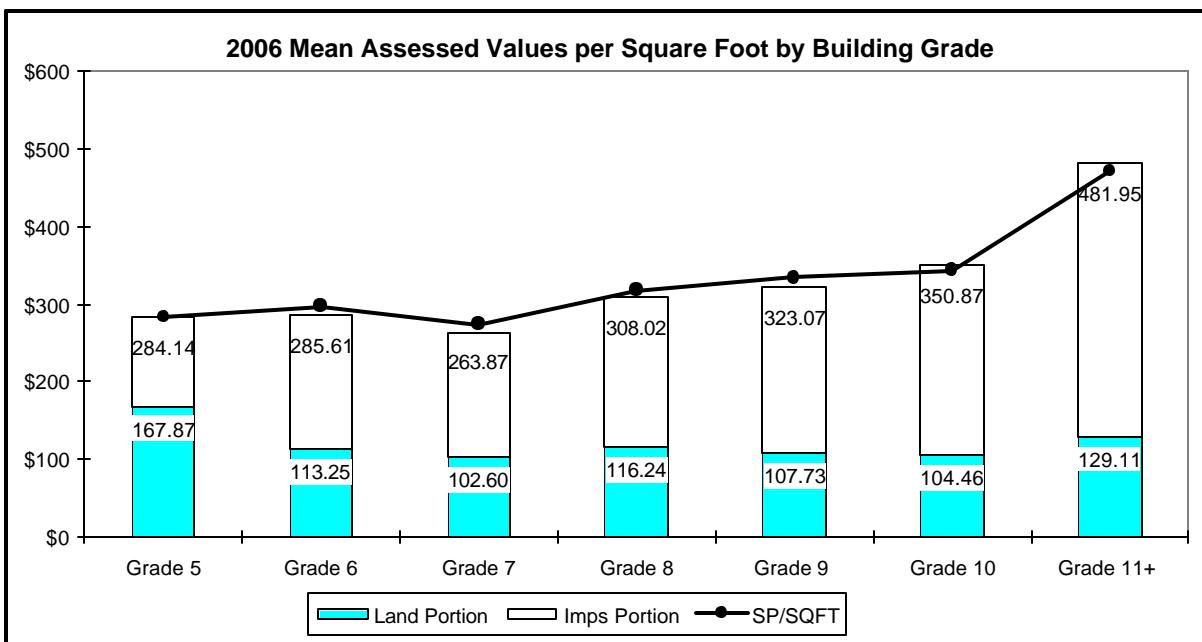
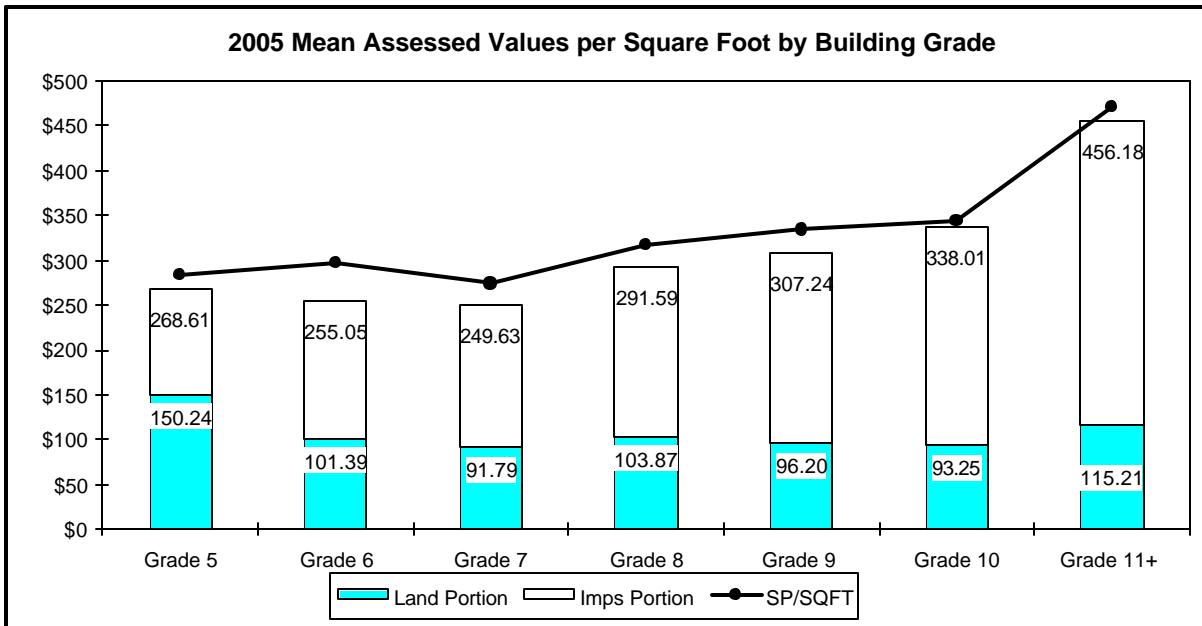
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

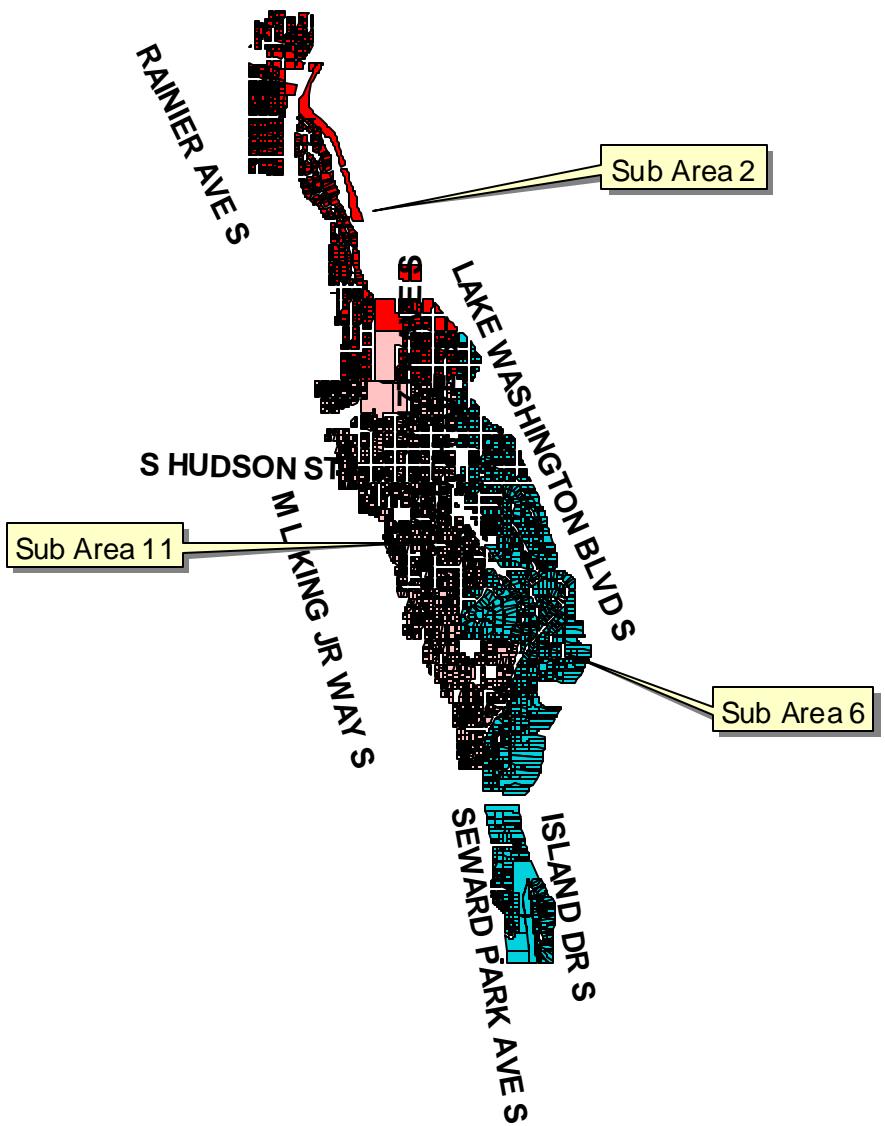


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 81

Mt. Baker/Seward Park

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June 2, 2005

1000 0 1000 2000 3000 4000 Feet



King County
Department of Assessments

Legend	
Wc streets.shp	
Sub Areas	
2	
6	
11	

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 5 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 12.2% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.122, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 805 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (*continued*)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Grade 6 improvements had lower average ratios than other grade improvements. This formula adjusts these values upward more than others, thus improving equalization. New Year Built Improvements (Year Built >2000) had higher average ratios than other year built improvements. This formula adjusts these values upward less than others, thus improving equalization.

The derived adjustment formula is:

2006 Total Value = 2005 Total Value / {(0.9424891-(0.05141773 if Grade=6) +(0.03996344 if Year Built is greater than 2000 (New YB))}

The resulting total value is rounded down to the next \$1,000, *then:*

2006 Improvements Value = 2006 Total Value minus 2006 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.03)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.03).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If improvement count =1 and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*If residential properties exist on commercially zoned land, there is no change from previous value. (2006 total value = 2005 total value)

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 81 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.10%	
Grade 6	Yes
% Adjustment	6.12%
New Year Built (>2000)	Yes
% Adjustment	-4.32%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a Grade 6 parcel would *approximately* receive a 12.22% upward adjustment (6.10% Overall + 6.12% Grade 6). There are 129 sales and 726 in the population.

A New Year Built Home (>2000) would approximately receive a 1.79% upward adjustment (6.10% overall - 4.32% New Yr Blt). There are 94 sales and 127 in the population.

82% of the population of 1 to 3 Unit Residences in the area are adjusted by the overall alone.

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.971.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	9	0.946	1.000	5.8%	0.863	1.138
6	129	0.859	0.962	12.0%	0.925	0.998
7	399	0.911	0.962	5.7%	0.946	0.979
8	178	0.916	0.968	5.6%	0.942	0.994
9	56	0.919	0.966	5.0%	0.914	1.017
10	28	0.981	1.018	3.8%	0.976	1.061
11	5	0.975	1.028	5.4%	0.913	1.143
12	1	0.957	1.016	6.1%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1939	331	0.913	0.977	7.1%	0.958	0.997
1940-1959	223	0.884	0.939	6.3%	0.916	0.963
1960-1989	108	0.936	0.993	6.1%	0.960	1.026
1990-2000	49	0.935	0.995	6.4%	0.930	1.060
>2000	94	0.950	0.975	2.6%	0.949	1.000
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	8	0.911	0.985	8.1%	0.828	1.142
Average	659	0.918	0.972	5.9%	0.959	0.986
Good	124	0.904	0.963	6.5%	0.931	0.995
Very Good	14	0.907	0.967	6.6%	0.835	1.099
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	432	0.910	0.974	7.0%	0.957	0.991
1.5	164	0.896	0.954	6.5%	0.926	0.983
2	188	0.926	0.968	4.6%	0.945	0.991
2.5	11	0.906	0.961	6.1%	0.828	1.094
3	10	1.043	1.079	3.5%	1.034	1.125

Area 81 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.971.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

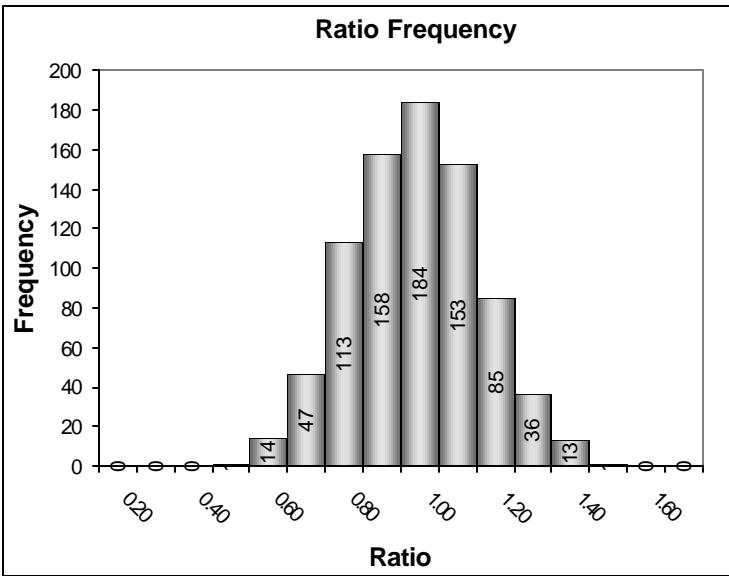
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-800	48	0.894	0.979	9.5%	0.918	1.040
801-1200	244	0.892	0.960	7.6%	0.937	0.982
1201-1500	192	0.931	0.987	6.0%	0.963	1.010
1501-2000	175	0.905	0.955	5.5%	0.928	0.982
2001-3000	118	0.911	0.960	5.3%	0.925	0.995
3001-4000	24	0.972	1.011	4.0%	0.980	1.041
4001-5000	4	1.065	1.115	4.7%	0.969	1.262
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	547	0.907	0.965	6.4%	0.950	0.979
Y	258	0.926	0.978	5.6%	0.956	0.999
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	805	0.915	0.971	6.0%	0.958	0.983
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
2	156	0.923	0.977	5.8%	0.950	1.004
11	426	0.919	0.975	6.1%	0.959	0.992
6	223	0.903	0.958	6.0%	0.933	0.982
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	15	0.960	1.006	4.8%	0.928	1.083
03000-05000	301	0.895	0.953	6.5%	0.933	0.974
05001-08000	363	0.919	0.974	5.9%	0.956	0.992
08001-12000	90	0.947	1.002	5.8%	0.964	1.040
12001-16000	24	0.934	0.983	5.3%	0.898	1.068
16001-43559	12	0.865	0.912	5.5%	0.820	1.004

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2005	Date of Report: 8/8/2006	Sales Dates: 1/2003 - 12/2005
Area 81 - Mount Baker/Seward Pk	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	805		
Mean Assessed Value	403,400		
Mean Sales Price	440,700		
Standard Deviation AV	221,896		
Standard Deviation SP	247,241		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.938		
Median Ratio	0.938		
Weighted Mean Ratio	0.915		
UNIFORMITY			
Lowest ratio	0.495		
Highest ratio:	1.448		
Coefficient of Dispersion	14.46%		
Standard Deviation	0.167		
Coefficient of Variation	17.80%		
Price Related Differential (PRD)	1.025		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.919		
Upper limit	0.952		
95% Confidence: Mean			
Lower limit	0.926		
Upper limit	0.950		
SAMPLE SIZE EVALUATION			
N (population size)	4978		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.167		
Recommended minimum:	45		
Actual sample size:	805		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	403		
# ratios above mean:	402		
Z:	0.035		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



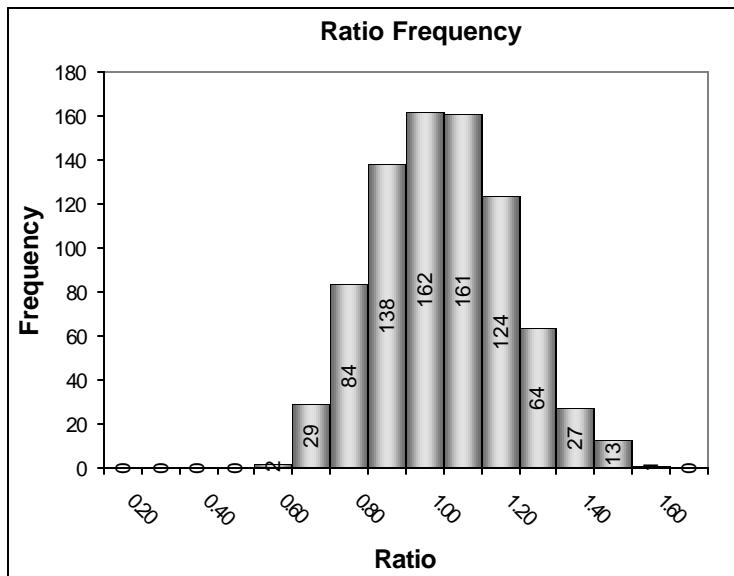
COMMENTS:

1 to 3 Unit Residences throughout Area 81

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: West Central/Team 2	Lien Date: 01/01/2006	Date of Report: 8/8/2006	Sales Dates: 1/2003 - 12/2005
Area 81 - Mount Baker/Seward Pk	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	805		
Mean Assessed Value	427,700		
Mean Sales Price	440,700		
Standard Deviation AV	231,195		
Standard Deviation SP	247,241		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.999		
Median Ratio	0.995		
Weighted Mean Ratio	0.971		
UNIFORMITY			
Lowest ratio	0.525		
Highest ratio:	1.535		
Coefficient of Dispersion	14.43%		
Standard Deviation	0.177		
Coefficient of Variation	17.73%		
Price Related Differential (PRD)	1.029		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.978		
Upper limit	1.011		
95% Confidence: Mean			
Lower limit	0.986		
Upper limit	1.011		
SAMPLE SIZE EVALUATION			
N (population size)	4978		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.177		
Recommended minimum:	50		
Actual sample size:	805		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	411		
# ratios above mean:	394		
Z:	0.599		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 81

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	885778	0300	8/18/03	\$264,000	1180	360	7	1985	3	5864	Y	N	6105 48TH AV S
011	111200	0130	3/18/05	\$300,000	1180	1180	7	1961	3	10000	N	N	5130 S FRONTENAC ST
011	524980	3045	12/1/04	\$413,500	1190	300	7	1940	3	5100	Y	N	4803 S ALASKA ST
011	110500	0376	7/1/05	\$373,500	1190	520	7	1964	3	6312	N	N	6601 49TH AV S
011	795030	3375	11/10/04	\$250,000	1190	930	7	1910	4	3000	N	N	4433 CASCADIA AV S
011	333200	0250	7/22/05	\$247,500	1200	0	7	1985	3	5150	N	N	4711 S ORCAS ST
011	795030	3250	9/20/05	\$380,000	1200	560	7	1946	3	5555	N	N	4437 41ST AV S
011	333200	0651	3/24/04	\$219,950	1200	0	7	1937	3	3000	N	N	5800 46TH AV S
011	111200	0145	8/15/05	\$399,000	1200	1200	7	1967	4	5000	N	N	5142 S FRONTENAC ST
011	170290	1360	6/19/03	\$385,000	1210	0	7	1925	3	6600	N	N	3947 S FERDINAND ST
011	110500	0335	12/16/03	\$253,984	1210	690	7	1962	3	9858	N	N	4823 S MORGAN ST
011	811360	0360	9/12/05	\$329,950	1220	1200	7	1965	3	5500	N	N	4819 S SPENCER ST
011	558320	0165	10/21/04	\$425,000	1230	1000	7	1914	3	7200	N	N	5312 50TH AV S
011	415430	4325	10/28/05	\$329,950	1230	180	7	1914	3	4800	N	N	4531 50TH AV S
011	415430	3797	4/14/05	\$321,925	1230	400	7	1947	3	5100	Y	N	4809 S FERDINAND ST
011	795030	4205	2/21/05	\$399,000	1240	0	7	2003	3	3000	N	N	4502 CASCADIA AV S
011	795030	4205	3/22/04	\$344,000	1240	0	7	2003	3	3000	N	N	4502 CASCADIA AV S
011	170540	0675	4/23/03	\$310,000	1240	320	7	2003	3	3427	N	N	5024 45TH AV S
011	524980	0400	4/14/04	\$405,000	1240	220	7	1916	3	7200	N	N	4803 43RD AV S
011	811310	1230	1/27/05	\$290,000	1250	380	7	1958	3	9167	N	N	5928 47TH AV S
011	983020	0470	7/15/05	\$340,000	1260	0	7	1947	3	6200	N	N	5152 S WILLOW ST
011	795030	4485	9/28/04	\$395,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	795030	4485	8/20/03	\$365,000	1260	840	7	2003	3	3600	N	N	4606 41ST AV S
011	333050	0810	3/28/05	\$298,000	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	170540	0680	8/5/05	\$365,000	1270	400	7	1909	4	3664	N	N	5028 45TH AV S
011	333050	0810	5/10/04	\$210,500	1270	0	7	1905	3	3090	N	N	4540 S FINDLAY ST
011	110200	0034	9/16/05	\$323,000	1270	1000	7	1967	3	8320	N	N	5122 A S HOLLY ST
011	795030	4220	11/17/05	\$312,500	1280	0	7	1984	3	4060	N	N	4508 41ST AV S
011	795030	3165	10/25/05	\$330,000	1280	340	7	1946	3	6300	N	N	4414 41ST AV S
011	110200	0618	1/7/05	\$440,000	1280	0	7	1925	3	5610	Y	N	6547 SEWARD PARK AV S
011	110500	0245	5/19/04	\$325,000	1280	670	7	1982	4	9094	N	N	4830 S MORGAN ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	411210	0025	12/20/04	\$295,450	1280	200	7	1948	3	5000	N	N	5113 S FINDLAY ST
011	811360	0006	5/19/03	\$289,850	1280	900	7	1961	3	5571	N	N	4810 S RAYMOND ST
011	333050	0196	7/10/03	\$200,000	1280	0	7	1971	3	6695	N	N	4558 S LUCILE ST
011	110500	0570	11/25/03	\$191,500	1280	400	7	1960	3	7380	N	N	4930 S WILLOW ST
011	795030	3915	3/12/04	\$329,950	1290	680	7	2004	3	3060	N	N	4501 39TH AV S
011	811310	1320	12/30/05	\$365,000	1290	790	7	2000	3	6143	N	N	6021 47TH AV S
011	811310	1320	12/31/03	\$242,500	1290	790	7	2000	3	6143	N	N	6021 47TH AV S
011	661750	0050	10/21/05	\$370,000	1300	300	7	1961	3	5936	N	N	4833 S MEAD ST
011	983020	0440	8/20/04	\$300,000	1300	0	7	1947	3	6765	N	N	5153 S BRIGHTON ST
011	176660	0030	11/16/05	\$319,850	1310	0	7	1950	4	5534	N	N	5903 51ST AV S
011	170490	0045	7/24/03	\$310,000	1320	0	7	1926	3	4069	N	N	5038 45TH AV S
011	110200	0532	10/14/03	\$330,000	1320	0	7	1914	3	7296	N	N	6534 54TH AV S
011	314560	0275	8/23/05	\$350,000	1320	990	7	1995	3	4118	N	N	5312 47TH AV S
011	110500	0055	7/8/04	\$322,300	1320	930	7	1997	3	5021	N	N	4831 S GRAHAM ST
011	314560	0275	9/23/03	\$250,000	1320	990	7	1995	3	4118	N	N	5312 47TH AV S
011	110200	0156	8/9/04	\$430,000	1330	0	7	1926	4	9600	N	N	5134 S MORGAN ST
011	558320	0315	7/15/04	\$355,000	1330	0	7	1911	3	6000	N	N	4901 S DAWSON ST
011	333050	0825	3/18/05	\$315,000	1340	0	7	1915	3	3090	N	N	4544 S FINDLAY ST
011	983020	0010	1/16/03	\$217,500	1340	0	7	1945	5	6200	N	N	5107 S HOLLY ST
011	110500	0340	6/21/04	\$290,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	110500	0340	12/18/03	\$250,000	1340	200	7	1921	3	7200	N	N	4833 S MORGAN ST
011	415430	4345	9/23/03	\$360,000	1344	0	7	1944	3	7200	N	N	4408 49TH AV S
011	524980	1440	6/29/04	\$326,143	1350	310	7	1910	3	7650	N	N	4914 45TH AV S
011	170490	0150	3/11/03	\$335,000	1350	140	7	1925	4	5087	N	N	5037 BOWEN PL S
011	529720	0165	9/26/05	\$421,000	1360	940	7	1964	3	7714	N	N	4703 S PEARL ST
011	170540	0700	4/16/03	\$325,000	1360	0	7	1910	3	4281	N	N	5023 46TH AV S
011	415430	4440	10/3/03	\$235,000	1370	0	7	1941	3	5040	N	N	4423 50TH AV S
011	170490	0035	11/14/05	\$381,500	1380	0	7	1926	3	4069	N	N	5030 45TH AV S
011	415430	2680	8/30/04	\$412,000	1390	530	7	1958	4	6900	N	N	4714 S ALASKA ST
011	888140	0010	3/9/05	\$345,000	1390	830	7	1965	3	4968	N	N	4900 S HOLLY ST
011	170540	0037	1/26/04	\$305,000	1400	400	7	2003	3	3427	N	N	5014 42ND AV S

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	333150	0990	2/24/04	\$340,000	2320	0	7	2003	3	4635	N	N	4721 S FINDLAY ST
011	983020	0170	7/21/03	\$449,000	2380	0	7	1941	4	7440	Y	N	5215 S HOLLY ST
011	170290	0200	6/30/05	\$550,000	2420	500	7	1900	3	4180	Y	N	3929 S AMERICUS ST
011	333150	1015	4/5/05	\$400,000	2420	0	7	2004	3	5155	N	N	4707 S FINDLAY ST
011	110200	0119	7/20/05	\$609,950	2720	960	7	1963	4	7680	N	N	6523 52ND AV S
011	170490	0195	9/2/05	\$451,000	1210	500	8	1931	3	4354	N	N	5031 44TH AV S
011	811310	1177	5/5/04	\$324,000	1250	800	8	2002	3	5528	N	N	5909 47TH AV S
011	811310	1308	4/5/05	\$375,000	1260	640	8	1997	3	8160	Y	N	6015 48TH AV S
011	529720	0142	6/29/04	\$349,950	1310	440	8	2004	3	3120	N	N	5100 46TH AV S
011	524980	1640	8/24/05	\$513,000	1310	820	8	2005	4	7200	N	N	4725 46TH AV S
011	983020	0255	2/11/04	\$388,000	1310	190	8	1933	3	4920	Y	N	5226 S BRIGHTON ST
011	661750	0065	8/24/04	\$290,000	1340	750	8	1957	3	6057	N	N	4817 S MEAD ST
011	110200	0120	2/2/05	\$399,950	1380	910	8	2004	3	9600	N	N	6332 51ST AV S
011	110200	0237	3/10/03	\$460,000	1420	1000	8	1999	3	11201	Y	N	5241 S GRAHAM ST
011	661750	0070	3/12/04	\$371,950	1440	830	8	1958	3	6098	N	N	4811 S MEAD ST
011	110200	0301	3/15/04	\$565,000	1470	1090	8	1958	3	8100	Y	N	6345 WILSON AV S
011	415430	2655	9/30/04	\$310,000	1480	300	8	1988	3	3758	N	N	4701 S SNOQUALMIE ST
011	415430	2635	6/27/05	\$450,000	1490	220	8	1988	3	3590	N	N	4711 S SNOQUALMIE ST
011	415430	2640	6/15/04	\$325,000	1490	220	8	1988	3	3590	N	N	4614 47TH AV S
011	392990	0058	4/15/04	\$435,000	1500	410	8	2004	3	4045	N	N	3831 S ALASKA ST
011	392990	0059	4/21/04	\$425,000	1500	410	8	2004	3	4045	N	N	3827 S ALASKA ST
011	415430	2647	9/9/04	\$386,500	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	415430	2647	8/19/03	\$345,000	1500	750	8	1988	3	3600	Y	N	4610 47TH AV S
011	392990	0062	9/27/04	\$395,000	1510	360	8	2004	3	7668	N	N	3823 S ALASKA ST
011	333050	0995	11/16/04	\$299,950	1530	0	8	2004	3	2373	N	N	4514 S ORCAS ST
011	811310	1580	7/30/03	\$299,900	1560	770	8	2000	3	7296	Y	N	6228 48TH AV S
011	524980	0436	6/25/04	\$438,500	1588	0	8	2001	3	3600	N	N	4932 42ND AV S
011	415430	2225	8/20/03	\$418,000	1630	0	8	2003	3	4321	N	N	4810 46TH AV S
011	110200	0155	11/24/03	\$335,000	1650	600	8	1983	3	10770	N	N	5144 S MORGAN ST
011	415430	2570	6/28/04	\$550,000	1720	240	8	1928	3	7200	Y	N	4709 48TH AV S
011	795030	3197	6/16/04	\$305,000	1740	0	8	2003	3	3029	N	N	4011 S GENESEE ST

Improved Sales Used in this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	415430	2345	8/24/04	\$450,000	1830	1530	8	1967	3	5400	Y	N	4831 47TH AV S
011	110200	0068	3/19/04	\$365,600	1870	500	8	1951	3	12874	N	N	5160 S HOLLY ST
011	111200	0007	11/16/04	\$378,000	1870	940	8	1969	3	8000	N	N	6909 52ND AV S
011	170490	0200	3/10/03	\$530,000	1950	0	8	1900	4	19643	N	N	5035 43RD AV S
011	110200	0045	3/15/05	\$508,300	2050	1010	8	1977	3	12240	N	N	5134 S HOLLY ST
011	373180	0080	10/8/04	\$579,950	2130	860	8	2004	3	4098	N	N	5114 S LUCILE ST
011	373180	0085	10/26/04	\$579,950	2130	860	8	2004	3	4094	N	N	5110 S LUCILE ST
011	333150	1005	12/13/04	\$460,000	2170	870	8	2004	3	5150	N	N	4715 S FINDLAY ST
011	661750	0020	1/13/04	\$379,000	2190	0	8	1962	3	9001	N	N	4838 S MEAD ST
011	558320	0001	7/20/05	\$515,000	2350	0	8	2002	3	3200	N	N	5319 51ST AV S
011	262404	9207	2/24/05	\$765,000	2460	0	8	1910	3	14880	Y	N	7023 SEWARD PARK AV S
011	524980	1275	4/4/03	\$444,500	2480	490	8	2002	3	5040	N	N	4715 45TH AV S
011	811310	0974	8/29/05	\$430,000	2730	0	8	1914	3	7192	N	N	6201 46TH AV S
011	170290	0395	2/23/05	\$391,000	3750	0	8	1967	2	5200	N	N	4801 42ND AV S
011	110200	0250	1/21/05	\$675,950	4690	940	8	1984	3	9204	Y	N	6330 52ND AV S
011	415430	3345	7/25/05	\$625,000	1450	560	9	1928	3	5400	Y	N	4418 48TH AV S
011	170290	0005	11/13/03	\$500,000	1760	330	9	2003	3	7200	Y	N	3900 S AMERICUS ST
011	170290	0012	4/21/03	\$485,000	1820	350	9	2003	3	6496	Y	N	3905 S ALASKA ST
011	524980	2263	10/1/03	\$549,000	1876	746	9	2001	3	5693	Y	N	4433 47TH AV S
011	524980	2265	10/28/03	\$570,000	1900	740	9	2003	3	5693	Y	N	4431 47TH AV S
011	415430	2975	9/2/04	\$557,500	2000	520	9	1997	3	7200	Y	N	4401 48TH AV S
011	415430	3895	3/10/03	\$494,000	2100	0	9	1971	3	7200	Y	N	4927 49TH AV S
011	415430	3000	7/9/03	\$428,000	2140	0	9	1996	3	4800	Y	N	4423 48TH AV S
011	524980	2470	3/11/03	\$504,000	2430	0	9	2002	3	7200	N	N	4709 S FERDINAND ST
011	415430	3685	4/6/04	\$630,500	2480	0	9	2003	3	5603	Y	N	4818 48TH AV S
011	110200	0243	4/8/04	\$885,000	3060	470	9	2004	3	7650	Y	N	6323 BLAIR TER S
011	110200	0244	7/2/04	\$842,000	3060	470	9	2004	3	7709	Y	N	6329 BLAIR TER S
011	110200	0241	9/24/04	\$1,056,761	2860	1040	10	2004	3	7206	Y	N	5253 S GRAHAM ST
011	110200	0242	1/13/05	\$940,000	3060	970	10	2004	3	7206	Y	N	6309 BLAIR TER S
011	110200	0240	7/1/04	\$996,983	3060	1070	10	2004	3	7207	Y	N	6315 BLAIR TER S
011	110200	0527	2/10/05	\$1,080,000	4410	0	11	2001	3	9231	Y	N	5408 S HOLLY ST

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	066900	0120	6/24/03	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	102404	9014	11/23/05	\$1,350,000	DIAGNOSTIC OUTLIER
002	125020	2430	7/25/03	\$567,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	125020	3800	1/28/05	\$680,000	EST PROP ASSESSED DIFF THAN PROP SOLD
002	125020	3940	3/17/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	125020	4835	3/30/04	\$1,210,000	SEGREGATION AND OR MERGER
002	125020	4883	7/1/04	\$490,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	152404	9008	5/23/05	\$1,280,000	DIAGNOSTIC OUTLIER
002	169590	0165	11/8/04	\$436,500	QUESTIONABLE PER SALES IDENTIFICATION
002	208770	0011	6/1/04	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	208770	0105	9/28/04	\$560,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	0050	5/25/04	\$429,000	BANKRUPTCY - RECEIVER OR TRUSTEE
002	415430	0190	7/27/05	\$363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	415430	3070	11/24/03	\$261,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	0160	5/30/03	\$198,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2068	3/23/05	\$865,000	Obsol
002	524980	2068	2/10/03	\$302,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	524980	2145	2/7/05	\$285,000	%Compl
002	524980	2700	5/21/03	\$134,222	DORRatio
002	524980	2725	1/6/04	\$163,750	PARTIAL INTEREST (103, 102, Etc.) DORRatio
002	524980	3340	6/23/05	\$665,000	EST PROP ASSESSED DIFF THAN PROP SOLD
002	524980	3395	12/9/04	\$200,000	Obsol DORRatio
002	570000	0620	12/1/03	\$675,000	PARTIAL INTEREST (103, 102, Etc.)
002	570000	0630	1/24/03	\$565,000	SALE TO SERVICE
002	570000	0675	6/1/04	\$205,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	570000	0740	12/2/05	\$235,000	DORRatio
002	570000	0760	11/5/04	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	0825	9/1/05	\$615,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	1055	5/18/04	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	1715	12/14/05	\$1,350,000	DIAGNOSTIC OUTLIER
002	570000	1780	2/18/05	\$760,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	2540	4/10/03	\$450,000	DORRatio
002	570000	3350	8/8/03	\$680,000	UnFinArea
002	570000	3530	2/8/05	\$1,736,000	HISTORIC PROPERTY
002	570000	3575	6/16/04	\$1,320,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3585	7/20/05	\$1,600,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570000	3595	4/19/05	\$2,400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	3700	5/12/05	\$2,265,000	DIAGNOSTIC OUTLIER
002	570000	4105	4/8/04	\$745,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	4410	7/22/03	\$1,500,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	570000	4505	4/1/04	\$600,000	PrevImp<=25K
002	570050	0155	3/15/04	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	570050	0185	9/1/05	\$1,500,000	DIAGNOSTIC OUTLIER
002	673870	0180	3/23/05	\$924,800	DIAGNOSTIC OUTLIER
002	690970	0110	9/6/05	\$720,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	690970	0160	5/19/04	\$180,000	DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	795030	0045	5/17/04	\$450,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	795030	0111	10/29/04	\$55,957	QUIT CLAIM DEED DORRatio
002	795030	0280	8/6/03	\$279,400	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	795030	2650	8/2/05	\$109,221	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE BY SERVICE
002	795030	2660	4/14/05	\$411,000	RELOCATION - SALE TO SERVICE
002	795030	2675	9/16/04	\$107,442	QUIT CLAIM DEED DORRatio
002	795030	2790	1/8/04	\$79,672	DORRatio
002	795030	2850	7/23/03	\$250,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	0815	5/20/03	\$515,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
002	812110	0975	1/26/05	\$379,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	1030	4/9/04	\$154,272	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
002	812110	1060	2/15/05	\$636,237	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	812110	1140	1/3/05	\$950,000	UnFinArea
006	069100	0015	3/18/04	\$160,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
006	069100	0045	2/2/05	\$171,137	PARTIAL INTEREST (103, 102, Etc.)
006	110200	0620	12/9/05	\$795,000	LACK OF REPRESENTATION
006	110200	0751	1/16/04	\$655,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	110200	0830	7/18/03	\$185,700	DORRatio
006	110200	0860	7/15/05	\$1,675,000	LACK OF REPRESENTATION
006	110200	0860	7/19/04	\$1,450,000	LACK OF REPRESENTATION
006	110200	1040	3/30/04	\$142,500	DORRatio
006	110200	1174	2/12/03	\$143,300	QUIT CLAIM DEED DORRatio
006	110200	1193	4/26/04	\$444,000	Obsol
006	123100	0035	8/1/03	\$22,185	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	123100	0265	4/13/03	\$81,000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
006	123100	0310	7/8/05	\$605,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	123100	0370	3/11/04	\$9,500	QC DEED; EXEMPT FROM EXCISE TAX
006	123100	0415	8/5/05	\$600,000	DIAGNOSTIC OUTLIER
006	123100	0924	2/4/04	\$260,000	EST PROP ASSESSED DIFF THAN PROP SOLD
006	123100	0924	10/7/03	\$155,000	IMP CHARACTERISTICS CHANGED SINCE SALE
006	123100	1115	7/21/03	\$96,596	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	123100	1125	10/27/04	\$120,299	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	262404	9033	4/28/03	\$4,250,000	DIAGNOSTIC OUTLIER
006	262404	9114	12/16/04	\$1,495,000	DIAGNOSTIC OUTLIER
006	262404	9173	6/28/04	\$1,400,000	DIAGNOSTIC OUTLIER
006	262404	9195	2/5/03	\$340,500	BANKRUPTCY - RECEIVER OR TRUSTEE
006	333600	0665	3/15/04	\$162,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	333600	1715	4/14/05	\$282,200	EST PROP ASSESSED DIFF THAN PROP SOLD
006	333600	1795	5/15/03	\$179,000	GOVERNMENT AGENCY
006	333600	1795	12/29/04	\$285,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	333600	2145	6/8/04	\$245,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	352404	9008	7/26/05	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	352404	9138	4/26/05	\$1,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0175	3/4/05	\$425,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	372380	0252	1/31/03	\$206,000	QUIT CLAIM DEED DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	372380	0314	12/21/05	\$2,800,000	ImpCount
006	372380	0315	8/7/03	\$268,200	DORRatio
006	372380	0387	10/4/04	\$439,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	4645	3/24/04	\$283,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	415430	4655	5/27/03	\$481,350	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	415430	5030	3/12/03	\$140,000	DORRatio
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE BY SERVICE
006	415430	5145	8/4/03	\$580,000	RELOCATION - SALE TO SERVICE
006	415430	5495	9/11/03	\$149,000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	415430	5520	5/28/03	\$602,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	415430	5535	3/12/04	\$648,000	PROP ASSESSED DIFF THAN PROP SOLD
006	415430	5535	12/11/03	\$500,000	PROP ASSESSED DIFF THAN PROP SOLD
006	524980	3780	6/17/04	\$205,000	DORRatio
006	524980	3785	11/9/04	\$450,000	EST PROP ASSESSED DIFF THAN PROP SOLD
006	524980	3785	2/23/04	\$261,500	REMODEL AFTER SALE
006	524980	4077	12/17/03	\$715,000	DIAGNOSTIC OUTLIER
006	524980	4175	7/27/04	\$450,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4265	2/12/04	\$575,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	524980	4610	8/9/04	\$480,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4655	9/23/03	\$293,000	DIAGNOSTIC OUTLIER
006	524980	4690	1/13/04	\$360,000	QUESTIONABLE PER SALES IDENTIFICATION
006	524980	4710	10/21/03	\$72,956	DORRatio
006	524980	4740	2/25/04	\$280,000	PrevImp<=25K
006	524980	4800	5/15/03	\$465,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	524980	4915	2/10/04	\$372,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
006	524980	4960	6/26/03	\$82,576	DORRatio
006	524980	5105	10/26/04	\$289,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	558320	0905	7/20/05	\$150,000	DORRatio
006	661650	0040	7/1/05	\$565,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	689630	0040	6/24/05	\$1,181,000	ImpCount
006	689630	0070	5/2/05	\$425,000	%Compl
006	689630	0070	3/7/05	\$360,000	%Compl
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE BY SERVICE %Compl
006	689630	0070	5/9/03	\$357,000	RELOCATION - SALE TO SERVICE %Compl
006	689630	0230	10/7/03	\$84,653	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
006	689630	0255	12/10/04	\$1,300,000	ImpCount
006	883540	0070	12/4/03	\$1,800,000	LACK OF REPRESENTATION
006	883540	0265	1/21/03	\$274,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	883540	0435	8/17/05	\$725,000	RELOCATION - SALE BY SERVICE
006	883540	0435	8/9/05	\$725,000	RELOCATION - SALE TO SERVICE
006	883540	1050	2/5/03	\$550,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883590	0045	10/21/04	\$350,000	PrevImp<=25K
006	883590	0153	6/28/04	\$495,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	883640	0040	2/7/03	\$150,685	PARTIAL INTEREST (103, 102, Etc.)
006	895290	0006	5/4/03	\$190,000	%Compl PrevImp<=25K
006	895290	0140	6/25/03	\$412,000	BUILDER OR DEVELOPER SALES DORRatio

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	895290	0165	12/3/04	\$1,390,000	DIAGNOSTIC OUTLIER
006	895290	0190	10/26/05	\$361,000	UnFinArea
006	941240	0189	7/25/05	\$1,250,000	LACK OF REPRESENTATION]
006	941240	0220	8/17/04	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	110200	0120	7/29/03	\$225,000	DORRatio
011	110200	0250	10/25/05	\$772,500	EST PROP ASSESSED DIFF THAN PROP SOLD
011	110200	0369	4/25/03	\$400,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	110500	0245	3/15/04	\$294,400	SALE TO NON-PROFIT ORGANIZATION
011	110500	0245	3/8/05	\$340,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	110500	0247	12/7/05	\$166,000	PrevImp<=25K
011	110500	0247	3/14/05	\$100,000	PrevImp<=25K
011	110500	0331	10/9/03	\$240,000	DORRatio
011	110500	0340	12/18/03	\$175,000	DORRatio
011	110500	0376	8/4/04	\$205,000	OUT OF STATE SELLER
011	110500	0591	12/1/03	\$262,500	DIAGNOSTIC OUTLIER
011	110900	0150	8/15/05	\$170,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0175	2/1/05	\$221,950	DIAGNOSTIC OUTLIER
011	110900	0240	8/12/04	\$116,445	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	110900	0260	1/9/03	\$85,573	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0325	3/26/03	\$279,950	RELATED PARTY, FRIEND, OR NEIGHBOR
011	110900	0385	11/14/03	\$150,000	DORRatio
011	111200	0070	11/8/04	\$109,454	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	170290	0200	12/4/03	\$322,000	BANKRUPTCY - RECEIVER OR TRUSTEE
011	170290	1110	6/14/05	\$275,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	170290	1175	11/28/05	\$649,000	DIAGNOSTIC OUTLIER
011	170290	1175	6/23/04	\$110,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170290	1200	6/15/05	\$225,000	QUESTIONABLE PER SALES IDENTIFICATION
011	170290	1285	7/2/03	\$207,500	TRADE
011	170290	1305	11/3/05	\$500,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	170390	0039	5/10/04	\$158,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170390	0075	5/17/05	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	170390	0320	5/23/05	\$299,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	170490	0360	10/22/04	\$78,756	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	170490	0493	6/9/05	\$295,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170490	0570	7/5/05	\$45,710	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	170490	0590	6/4/04	\$76,689	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	170540	0025	7/6/05	\$338,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	170540	0105	1/20/05	\$336,500	UNFIN AREA
011	170540	0515	1/6/04	\$167,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	170540	0670	12/29/04	\$230,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	262404	9157	3/15/05	\$160,000	DIAGNOSTIC OUTLIER
011	262404	9157	10/20/05	\$339,990	EST PROP ASSESSED DIFF THAN PROP SOLD
011	262404	9170	1/20/03	\$292,350	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	262404	9189	10/16/03	\$248,000	SEG AFTER SALE
011	276020	0035	3/26/03	\$46,000	DORRatio
011	314560	0005	5/5/03	\$236,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	333050	0076	4/15/04	\$367,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	333050	0825	8/5/05	\$224,950	BANKRUPTCY - RECEIVER OR TRUSTEE
011	333050	0995	6/27/03	\$64,000	BUILDER OR DEVELOPER SALES DORRatio
011	333050	1000	5/12/05	\$160,000	DIAGNOSTIC OUTLIER
011	333050	1545	3/11/05	\$172,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	333150	0235	9/28/05	\$175,000	IMP COUNT
011	333150	0301	7/22/04	\$46,911	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	333150	0615	4/24/03	\$226,550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1005	8/20/03	\$154,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333150	1025	8/18/04	\$180,000	DORRatio
011	333200	0135	10/28/04	\$32,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	333200	0370	8/27/04	\$71,343	DORRatio
011	333350	0030	6/22/05	\$223,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	333350	0100	3/17/04	\$100,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	333500	0025	8/24/04	\$100,000	DORRatio
011	373180	0085	9/25/03	\$295,000	DORRatio
011	410960	0306	8/29/05	\$62,409	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	411210	0065	11/13/03	\$90,166	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	415430	0575	11/19/03	\$230,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2275	10/7/04	\$178,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2935	7/27/05	\$289,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	2961	3/19/04	\$451,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	415430	2961	8/26/03	\$224,000	EST SP LOW BASED ON OTHER SALES IN AREA
011	415430	3426	12/7/05	\$372,393	QUIT CLAIM DEED
011	415430	3680	3/20/03	\$312,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	415430	3995	5/27/05	\$250,000	%Compl
011	524980	0290	9/2/03	\$565,000	DIAGNOSTIC OUTLIER
011	524980	0305	8/8/05	\$312,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	0474	10/1/03	\$30,557	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	524980	1370	3/18/05	\$150,000	QC DEED; IMP. CHAR CHANGED SINCE SALE
011	524980	1640	12/1/04	\$270,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	2245	7/11/05	\$128,579	QUIT CLAIM DEED DORRatio
011	524980	2510	7/25/03	\$284,480	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	524980	3005	8/29/03	\$108,745	PARTIAL INTEREST (103, 102, Etc.) DORRatio
011	524980	3020	2/5/04	\$74,586	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	529720	0049	3/9/04	\$91,633	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	529720	0142	5/27/03	\$47,500	DORRatio
011	558320	0145	5/28/04	\$52,478	QUIT CLAIM DEED DORRatio
011	558320	0155	4/14/03	\$215,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0240	8/24/05	\$273,200	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	558320	0546	10/28/05	\$650,000	DIAGNOSTIC OUTLIER
011	558320	0546	6/20/03	\$268,000	PERMIT AFTER SALE
011	558320	0720	9/15/05	\$117,814	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
011	564960	0110	5/17/05	\$306,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	661750	0065	2/22/05	\$382,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	786600	0115	1/9/04	\$81,074	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 81
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	795030	3195	5/16/03	\$212,500	DIAGNOSTIC OUTLIER
011	795030	3215	2/6/04	\$31,214	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	795030	3250	7/3/03	\$105,000	DORRatio
011	795030	3325	1/27/05	\$260,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	795030	3405	9/29/03	\$125,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	795030	3410	3/22/04	\$43,474	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
011	795030	3500	7/12/04	\$249,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	795030	3920	3/12/03	\$121,669	DIAGNOSTIC OUTLIER
011	795030	3920	5/21/03	\$199,000	SEG AFTER SALE
011	795030	3975	2/17/03	\$103,000	DORRatio
011	795030	4110	7/18/05	\$252,200	%Compl
011	795030	4205	5/9/03	\$120,000	DORRatio
011	811310	0930	4/7/04	\$149,400	BARGAIN AND SALES DEED
011	811310	0974	3/22/05	\$330,000	DIAGNOSTIC OUTLIER
011	811310	1175	9/29/04	\$320,000	OUT OF STATE BUYER
011	811310	1230	8/6/03	\$185,000	DIAGNOSTIC OUTLIER
011	811310	1328	6/21/04	\$180,000	DIAGNOSTIC OUTLIER
011	811310	1385	5/15/03	\$184,000	DIAGNOSTIC OUTLIER
011	811310	1441	6/26/03	\$175,000	DIAGNOSTIC OUTLIER
011	811310	1441	9/24/04	\$396,000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	811360	0030	12/12/03	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
011	811360	0090	1/20/03	\$169,900	DORRatio
011	811360	0150	7/26/03	\$54,600	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
011	811360	0256	2/10/03	\$15,431	RELATED PARTY, FRIEND, OR NEIGHBOR
011	885778	0320	8/8/05	\$317,500	BANKRUPTCY - RECEIVER OR TRUSTEE
011	888140	0060	11/14/05	\$315,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0295	2/6/03	\$226,500	RELATED PARTY, FRIEND, OR NEIGHBOR
011	983020	0310	11/20/03	\$78,500	DORRatio
011	983020	0355	5/14/04	\$415,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	983020	0495	1/30/03	\$66,849	DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
6	352404	9189	10/6/2005	186000	5000	Y	N
11	170390	0046	9/1/2005	135000	3120	Y	N
11	262404	9226	8/19/2005	135000	6504	Y	N
11	524980	2355	3/9/2004	85950	7200	Y	N
11	888140	0020	12/27/2005	130000	5320	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 81

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
6	372380	0367	1/9/2004	585000	.50 acre-zoning R7200-est parcel will be split-not typical sale
6	883540	0140	3/23/2005	270000	Per e-slip, land with prev used building - seg'd after sale
11	023560	0100	11/20/2003	364950	DOR ratio
11	110200	0263	10/1/2004	4000	DOR ratio
11	170290	0020	8/8/2005	320000	11,700 sf -coded for topo/ fair sound view & as estate sale
11	276020	0080	1/18/2005	65000	Real prop-old gar on site-permit to tear down-not typical sale
11	333150	1015	5/14/2004	160000	DOR ratio



King County
Department of Assessments
King County Administration Bldg.
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr